

**15442 AQUA CIRCLE, Port Charlotte, FL, 33981**

Single Family Home

Bedroom: 4

Bathroom: 2 Full / 0 Half

Square feet: 2473 A/C & 3817.00 Total

Neighborhood: South Gulf Cove - Non-Waterfront, Port Charlotte

Lot Dim: 160 x 125

Prior Taxes: \$ 16,676

Water View: Canal

Year Built: 2015

MLS: T3501525

Listed By: THE TONI EVERETT COMPANY

A 4/2 Extensively Upgraded WOW Property! Double Lot, 2 covered Lifts, 80'

extended Dock, New Roof, New Pool Heater, New Panoramic View Pool Cage (will be installed 2/24), Outside painted 2024, Auto Storm Shutters, House Generator, ECOBEE smart AC and more! Don't let this opportunity pass you by. A must-see home on an oversized well-manicured lot with tons of upgrades and fishtail palms creating a natural privacy fence between properties. This boaters' dream home, in one of the most sought-after boating communities, is available now! A true boater's paradise with two lifts and a beautiful setting to enjoy the Florida sunset with family and friends. Once inside this fabulous home, the open concept floor plan with zero pocket sliding doors showcases an uncompromised outside access and view which will appeal to even the most discerning buyers. Both living, formal and casual dining areas overlook the outdoors, as well as your master and guest bedroom. Tray ceilings, plank tile flooring (with Schluter underlayment), crown molding, recessed and designer custom lighting flow throughout the home. Plantation shutters and silhouette blinds also complement each room. The kitchen was remodeled and contains upgraded KitchenAid appliances, Level 7 granite with waterfall edge and pop-up island outlets. A private laundry room is close by with a folding table, lots of storage and a security monitoring area. All closets, including the walk-in pantry and linen closets, are complemented with John Louis wood shelving. Guest bedrooms have their own separate wing which can be closed off from the remainder of the home for complete privacy. 4th bedroom has sliders to pool and waterfront view. The master bedroom boasts tray ceilings and sliders to lanai and pool, dual walk-in closets as well as an en-suite bath, which will rival any resort with walk through shower and dual vanities. Step through any number of sliders to a spacious lanai with an upgraded Cypress wood ceiling, matching cabinets with granite, fridge and outdoor fans. Your pool guests have outside access to the guest full bathroom. The pool was previously resurfaced with upgraded pebbles and decorative tiles, a new heater was installed in 2023. Adjacent to the pool is your very own private 80' extended dock with two separate covered lifts. With easy in/out boat access, you can explore the 55 miles of canals within South Gulf Cove, as well as the Myakka River, Charlotte Harbor, and the Gulf of Mexico, via the public locks. The home also has a home generator and 3 car deep garage with AC, upgraded epoxy floors, custom overhead storage racks and a bonus/flex area (appx. 13 x 8). True Florida living begins here! The upscale waterfront community of South Gulf Cove is conveniently located to shopping, dining, golfing, spring-training facilities, public & private airports, marinas & boat clubs, and of course... the immaculate Gulf beaches in Boca Grande, Don Pedro Island, and Manasota Key. What's more, you have the option to join the "voluntary" HOA or community Yacht Club to enhance your Florida lifestyle experience by taking advantage of all the additional social and recreational activities they provide to members. There is so much more to appreciate in this updated and cared for home than we can list here. Please check attachments or contact the agent directly for a further list of upgrades! Call today for your private showing, this unique home will not last long!

